Housing & Mixed-use DPD - Proposed allocations for preferred options (Table 2)

Sites in italics are not proposed allocations but have been considered because of their proposal at I&O stage - no dwelling capacity is counted for these sites

						PPG3 para 31 criteria									
Address	**Site Reference**	**Incl code**	**Search sequence code**	**Search sequence (KMSP Mods + amend)**	**UHCS?**	**A) PDL sites, empty or under-used buildings and their suitability for housing**	**A) Comments**	**B) Location & accessibility to jobs, shops & services by non-care modes, and accessibility improvement potential**	**B) Comments**	**C) Capacity of existing and potential infrastructure (further investigations are to be undertaken)**	**C) Comments**	**D) Ability to build communities to support new infrastructure, local services and facilities**	**D) Comments (the site is likely to be given a ☺ when the development is of sufficient size to support new infrastructure itself or a make a significant contribution)**	**Physical and environmental constraints on development of land (incl. policy)**	**E) Comments**
Strood Riverside (ME 254 and ME 375)	ME 254 & ME 375	Allocation	PDL in urban area	1a	Yes	☺	Currently industrial. Comprehensive riverside regeneration area. Adjacent to residential areas.	☺	Adjacent to Strood train station and within walking distance of Strood and Rochester town centres and Medway City Estate.			☺		😐	Flood risk and contamination
Southern Water Site Capstone Road Chatham	ME 403	Allocation	PDL in urban area	1a	Yes	☺	Part of water company site now regarded as surplus. Adjacent to residential area and public open space.	☺	Within walking distance of Luton local centre and on bus route.			☺		😐	Some trees to be retained. Underground pipes & conduits to be protected.
Lower Lines Cumberland Road Gillingham	*GL 176*	*Allocation will not be implemented (committee resolution on Mid-Kent College)*	*PDL in urban area*	*1a*	*Yes*	☺	*Vacant military site with mature trees adjacent to Scheduled Ancient Monument (SAM) and residential area.*	☺	*Within walking distance of Gillingham town centre and bus service.*			☺			*Trees to be retained.*
Howlands Nursery Christmas Street Gillingham	GL 180	Allocation	PDL in urban area	1a	Yes	☺	Vacant nursery buildings. Adjacent to residential area and public open space.	☺	Within walking distance of Gillingham town centre and bus service.			☺			
328-338 and 342-344 High Street Rochester	ME 386	Allocation	PDL in urban area	1a	Yes	☺	Private car park and used car lot in mixed use area designated as a Conservation Area.	☺	Within walking distance of Rochester and Chatham town centres and services in High Street.			☺		😐	Split level site - Flood risk
Cooks Wharf Off High Street Rochester	ME 410	Allocation	PDL in urban area	1a	Yes	☺	Potentially attractive riverside site in mixed use area designated as a Conservation Area.	☺	Within walking distance of Rochester train station, Rochester and Chatham town centres and existing services in High Street.			☺		😐	Flood risk
Gray's Garage High Street Chatham	ME 407	Allocation	PDL in urban area	1a	Yes	☺	Under-used site (car sales). Potentially attractive riverside site in mixed use area designated as a Conservation Area.	☺	Very good accessibility to existing services in Chatham & Rochester as well as uses already in High Street			☺		😐	Flood risk
Cross Street Chatham	ME 383	Allocation	PDL in urban area	1a	Yes	☺	Public car park in residential street.	☺	Within walking distance of Chatham town centre			☺			

Housing & Mixed-use DPD - Proposed allocations for preferred options (Table 2)

Sites in italics are not proposed allocations but have been considered because of their proposal at I&O stage - no dwelling capacity is counted for these sites

						PPG3 para 31 criteria									
Address	**Site Reference**	**Incl code**	**Search sequence code**	**Search sequence (KMSP Mods + amend)**	**UHCS?**	**A) PDL sites, empty or under-used buildings and their suitability for housing**	**A) Comments**	**B) Location & accessibility to jobs, shops & services by non-care modes, and accessibility improvement potential**	**B) Comments**	**C) Capacity of existing and potential infrastructure (further investigations are to be undertaken)**	**C) Comments**	**D) Ability to build communities to support new infrastructure, local services and facilities**	**D) Comments (the site is likely to be given a ☺ when the development is of sufficient size to support new infrastructure itself or a make a significant contribution)**	**Physical and environmental constraints on development of land (incl. policy)**	**E) Comments**
Borough Road Gillingham	GL 135	Allocation	PDL in urban area	1a	Yes	☺	Front of site derelict & unsightly	☺	Within walking distance of local services and accessible to good bus services in Nelson Road and Canterbury Street			☺			
352-356 Luton Road CHATHAM (Haywards)	MC 005	Allocation	PDL in urban area	1a	Yes	☺		☺	Within walking distance of services in Luton local centre good bus services in Luton Road.			☺			
89 Ingram Road Gillingham	GL 159	Allocation	PDL in urban area	1a	Yes	☺		☺	Within walking distance of Gillingham town centre.			☺			
Rochester Riverside Corporation Street Rochester	ME 293 (d)	Allocation	PDL in urban area	1a	Yes	☺	Comprehensive riverside regeneration area	☺	Within easy walking distance of the centre of Rochester, bus routes and Rochester train station. Potential for accessibility improvement.			☺		😐	Flood risk and contamination
Land between 31 and 33 New Road Rochester	ME 385	Allocation & s106	PDL in urban area	1a	Planning Permission	☺		☺	Within walking distance of Rochester town centre and Rochester train station. Located on bus route.			☺			
Clarence House Hilda Road Chatham	ME 409	Allocation & s106	PDL in urban area	1a	Planning Permission	☺	Vacant former laundry in residential area.	😐	No bus route and only corner shops nearby.			☺			
Former Rainham Southern Relief Road Land (West) Orchard Street Rainham	GL 174B	Allocation & S106 (post Apr 2005)	PDL in urban area	1a	Yes	☺	Under used residential site in residential area.	☺	Within walking distance of Rainham town centre, train station and on bus routes.			☺			
Sites J5 and J6 Chatham Maritime	ME 113	Allocation & s106	PDL in urban area	1a	Yes	☺	Vacant site in former dockyard.	☺	A good mix of uses already available within walking distance	☺		☺			
Station Road, Rainham	*GL 143*	*Longstanding allocation remaining undeveloped*	*PDL in urban area*	*1a*	*Yes*	☺		☺		☺		☺			
Medway House, 277 Gillingham Road, Gillingham	*GL181*	*Longstanding allocation remaining undeveloped*	*PDL in urban area*	*1a*	*Yes*	☺		☺		☺		☺			

Housing & Mixed-use DPD - Proposed allocations for preferred options (Table 2)

Sites in italics are not proposed allocations but have been considered because of their proposal at I&O stage - no dwelling capacity is counted for these sites

						PPG3 para 31 criteria									
Address	**Site Reference**	**Incl code**	**Search sequence code**	**Search sequence (KMSP Mods + amend)**	**UHCS?**	**A) PDL sites, empty or under-used buildings and their suitability for housing**	**A) Comments**	**B) Location & accessibility to jobs, shops & services by non-care modes, and accessibility improvement potential**	**B) Comments**	**C) Capacity of existing and potential infrastructure (further investigations are to be undertaken)**	**C) Comments**	**D) Ability to build communities to support new infrastructure, local services and facilities**	**D) Comments (the site is likely to be given a ☺ when the development is of sufficient size to support new infrastructure itself or a make a significant contribution)**	**Physical and environmental constraints on development of land (incl. policy)**	**E) Comments**
Woolmans Wood caravan site	*PO 001*	*Proposed I&O*	*PDL in urban area*	*1a*	*No*	☹	*Unsuitable for residential due to location under flight path of Rochester Airport. Good location for employment use. Adjacent to airport.*	😐	*Limited access to services but walking distance to Rochester Airport Industrial Estate and standalone Asda in Maidstone Road.*					☹	*Under Rochester Airport flight path*
Former AKZO Chemical Works Pier Road Gillingham	MC 153(a)	s106	PDL in urban area	1a	Yes	☺	Previously chemical works. Potentially attractive riverside residential site. Development brief approved.	😐	Limited availability of local services but adjacent to good bus service. Site has the potential to allow a range of facilities to be provided to benefit new and existing residents in nearby area.	☺	Range of additional infrastructure required such as health provision	☺	Additional population makes a range of facilities more viable	😐	Flood risk, gasometer danger zone and contaminated land.
2 Ash Tree Lane Chatham	MC 097	s106	PDL in urban area	1a	Planning Permission	☺	Currently offices. Cul-de-sac in elevated location with extensive views.	☺	Within walking distance of shops, services and buses in Watling Street.	☺		☺			
Century Buildings 22-26 Victoria Street Rochester	MC 150	s106	PDL in urban area	1a	Planning Permission	☺	Vacant warehouse site - combination of new build and conversion.	☺	Within easy walking distance of the centre of Rochester, bus routes and Rochester train station.	☺					
128 Maidstone Road Chatham	MC 141	s106	PDL in urban area	1a	Planning Permission	☺		😐	Limited availability of local services but adjacent to bus routes.						
Land to south west of 6 & 7 Ailsa Mews Borstal	MC 169	s106	PDL in urban area	1a	Planning Permission	☺		☹	Limited availability of local services and poor bus services.						
Land at St Williams Way Hospital Highbank Rochester	MC 071	s106	PDL in urban area	1a	Planning Permission	☺		☹	Limited availability of local services and adjacent to poor bus services.						
Star Hill to Sun Pier (Featherstones (remainder))	PO 002	Urban Capacity Study	PDL in urban area	1a	Yes (not sites)	☺	Potential infill sites and commercial buildings suitable for conversion. Adjacent to riverside in conservation area.	☺	Within walking distance of Rochester train station, Rochester and Chatham town centres and existing services in High Street.	☺		☺		😐	Flood risk
Star Hill to Sun Pier (37 High Street)	PO 003	Urban Capacity Study	PDL in urban area	1a	Yes (not sites)	☺	Potential infill sites and commercial buildings suitable for conversion. Adjacent to riverside in conservation area.	☺	Within walking distance of Rochester train station, Rochester and Chatham town centres and existing services in High Street.	☺		☺		😐	Flood risk

Housing & Mixed-use DPD - Proposed allocations for preferred options (Table 2)

Sites in italics are not proposed allocations but have been considered because of their proposal at I&O stage - no dwelling capacity is counted for these sites

						PPG3 para 31 criteria									
Address	**Site Reference**	**Incl code**	**Search sequence code**	**Search sequence (KMSP Mods + amend)**	**UHCS?**	**A) PDL sites, empty or under-used buildings and their suitability for housing**	**A) Comments**	**B) Location & accessibility to jobs, shops & services by non-care modes, and accessibility improvement potential**	**B) Comments**	**C) Capacity of existing and potential infrastructure (further investigations are to be undertaken)**	**C) Comments**	**D) Ability to build communities to support new infrastructure, local services and facilities**	**D) Comments (the site is likely to be given a ☺ when the development is of sufficient size to support new infrastructure itself or a make a significant contribution)**	**Physical and environmental constraints on development of land (incl. policy)**	**E) Comments**
Chatham Centre & Waterfront	PO 004	Urban Capacity Study	PDL in urban area	1a	Yes (not sites)	☺	Majority of sites under-used e.g. (car sales). Sites in comprehensive riverside regeneration area	☺	Wide range of services and bus routes in Chatham town centre. Also Chatham train station.	☺		☺		😐	Small part may be effected by flood risk
RSME Brompton (Kitchener Barracks)	PO 005	Urban Capacity Study	PDL in urban area	1a	Yes	☺	Currently military living accommodation adjacent to residential area.	☺	Within waling distance of Chatham town centre and on bus route.	☺		☺			
The Interface Land, Chatham Maritime	PO 006	Urban Capacity Study	PDL in urban area	1a	Yes	☺	Car park and vacant site in mixed uses area in former dockyard. Part of Conservation Area.	☺	Access to local services and on bus route. Capacity nearby to improve range of services at Chatham Maritime.	☺		☺			
Civic Centre & Council depot, Strood	PO 007	Urban Capacity Study	PDL in urban area	1a	Yes	☺	Potentially attractive riverside site, currently used as Civic Centre and depot.	☺	Within walking distance of Strood town centre and train station, Rochester town centre, Temple / Knight Road industrial estate and on bus routes.	☺		☺			
Safeways, High Street, Strood (housing above retailing)	PO 008	Urban Capacity Study	PDL in urban area	1a	Yes	☺	Currently a 1.5 storey supermarket in town centre location	☺	Located in Strood Town centre. Within walking distance of Strood train station and on bus routes.	☺		☺			
Borstal Manor Community School	*PO 009*	*Urban Capacity Study*	*PDL in urban area*	*1a*	*Yes*	☺	*School site in residential area.*	😐	*Limited access to services and bus routes.*			☺			
Strood Waterfront Action Area Temple Marsh Roman Way/Knight Road Strood	ME 413	Allocation	Part PDL Urban & part Greenfield Urban	1a / 1d	Yes	☺	Potentially attractive riverside site. Currently industrial, open space and derelict land.	☺	Within walking distance of Temple / Knight Road industrial estate> potential for improved bus accessibility.	☺		☺		😐	SNCI, former tip, open space, floodplain, contamination
61 Main Road Hoo	MC 137	s106	PDL in rural service centre	1b	Yes	☺									
Land at Toad Hall and The Searchlight Main Road Chattenden (remainder on allocation)	ME 389	Allocation	PDL in smaller villages	1c	Yes	☺	Site in residential curtilage adjacent to residential area and open countryside.	😐	Limited local facilities but on bus route to services in Hoo St Werburgh.	☺		☺			

Housing & Mixed-use DPD - Proposed allocations for preferred options (Table 2)

Sites in italics are not proposed allocations but have been considered because of their proposal at I&O stage - no dwelling capacity is counted for these sites

						PPG3 para 31 criteria									
Address	**Site Reference**	**Incl code**	**Search sequence code**	**Search sequence (KMSP Mods + amend)**	**UHCS?**	**A) PDL sites, empty or under-used buildings and their suitability for housing**	**A) Comments**	**B) Location & accessibility to jobs, shops & services by non-care modes, and accessibility improvement potential**	**B) Comments**	**C) Capacity of existing and potential infrastructure (further investigations are to be undertaken)**	**C) Comments**	**D) Ability to build communities to support new infrastructure, local services and facilities**	**D) Comments (the site is likely to be given a ☺ when the development is of sufficient size to support new infrastructure itself or a make a significant contribution)**	**Physical and environmental constraints on development of land (incl. policy)**	**E) Comments**
RSME The Upnors	PO 010	Urban Capacity Study	PDL in smaller villages	1c	Yes	☺	Currently in military use. Adjacent to residential area. Potentially attractive riverside site. Some buildings to be retained for commercial uses.	😐	Facilities in existing villages are limited and the mix-use nature of the development will provide new facilities and services. Very limited bus service.	☺		☺		😐	Flood risk and contamination
Amherst Hill Brompton	GL 150	Allocation	Urban Infill	1d	Yes	☺	Currently military greenfield site adjacent to residential area, conservation area, scheduled ancient monument (SAM) and open space.	😐	Limited local facilities but access to bus route.			☺		😐	Trees and open space to be retained. Impact on setting of ancient monument within potential World Heritage site. Potential wildlife interest.
East of Gillingham Golf Course, Broadway, Gillingham	*GL 152*	*Longstanding allocation remaining undeveloped*	*Urban Infill*	*1d*	*Yes*	☺									
West of Vixen Close, Lordswood	*ME 004*	*Longstanding allocation remaining undeveloped*	*Urban Infill*	*1d*	*Yes*	☺									
McKenzie Road, Lordswood	*PO 011*	*Proposed I&O*	*Urban Infill*	*1d*	*No*	😐		☺	*Close to local services and good bus services.*						
Rear of Compass Close, Rochester	PO 012	Urban Capacity Study	Urban Infill	1d	Yes	☺	Former allotment site in residential area, adjacent to school and open space.	😐	Some local facilities with access to bus routes.			☺		☺	Potential wildlife interest
RSME Chattenden / Lodge Hill	PO 013	Urban Capacity Study	Strategic new settlement	2a	Yes	☺	Currently military training area and former barracks used temporarily for employment uses. Well landscaped site "hidden" in the landscape. Sustainable new settlement.	☺	A sustainable community is proposed with access to a full range of facilities			☺	Sustainable community envisaged.	😐	Potential impact on SSSI, ALLI. Contamination.

Housing & Mixed-use DPD - Proposed allocations for preferred options (Table 2)

Sites in italics are not proposed allocations but have been considered because of their proposal at I&O stage - no dwelling capacity is counted for these sites

						PPG3 para 31 criteria									
Address	**Site Reference**	**Incl code**	**Search sequence code**	**Search sequence (KMSP Mods + amend)**	**UHCS?**	**A) PDL sites, empty or under-used buildings and their suitability for housing**	**A) Comments**	**B) Location & accessibility to jobs, shops & services by non-care modes, and accessibility improvement potential**	**B) Comments**	**C) Capacity of existing and potential infrastructure (further investigations are to be undertaken)**	**C) Comments**	**D) Ability to build communities to support new infrastructure, local services and facilities**	**D) Comments (the site is likely to be given a ☺ when the development is of sufficient size to support new infrastructure itself or a make a significant contribution)**	**Physical and environmental constraints on development of land (incl. policy)**	**E) Comments**
East of Higham Road Wainscott	ME 392 (b)	Allocation	Urban extension	3a	Yes	😐	Greenfield agricultural site adjacent to residential area.	☺	Near local shops and services in Wainscott Road and close to bus routes			☺	Need for additional community facilities incl. health centre and shops set out in development brief	☺	Agricultural land
East of Wainscott Road Wainscott	ME 393 (b)	Allocation	Urban extension	3a	Yes	😐	Greenfield agricultural site adjacent to residential area.	☺	Adjacent to local shops and services in Wainscott Road and to bus routes			☺	Need for additional community facilities incl. health centre and shops set out in development brief	☺	Agricultural land
Grange Farm Grange Road Gillingham	GL 178 (a)	Allocation & S106 (post Apr 2005)	Urban extension	3a	Yes	😐	Greenfield agricultural site adjacent to residential area.	😐	Limited local facilities but access to bus routes			☺		☺	Agricultural land
Chapter Farm, north west of urban area adjacent to by-pass	*PO 014*	*Proposed I&O*	*Urban extension*	*3a*		☹	*Greenfield rural site within Green Belt*	☹	*Lack of local services and limited bus services.*					☹	*Grade 1 agricultural land. Green Belt, area primarily in Gravesham BC control*
Siloam Farm, Rainham	*PO 015*	*Proposed I&O*	*Urban extension*	*3a*		☹	*Greenfield rural site within Strategic Gap*	😐	*Lack of local services but adjacent to bus services.*			☺		☹	*Strategic Gap, Grade 1 agricultural land, conflicts with RPG9a re: coalescence*
East of Rainham, West of Meresborough Rd	*PO 016*	*Proposed I&O*	*Urban extension*	*3a*		☹	*Greenfield rural site within Strategic Gap*	😐	*Within walking distance of Rainham town centre.*					☹	*ALLI, conflicts with RPG9a re: coalescence, agricultural land, Strategic Gap*
East Rainham	*PO 017*	*Proposed I&O*	*Urban extension or Greenfield standalone*	*3a / NC*		☹	*Greenfield rural area within Strategic Gap*	☹	*Lack of local services and limited bus services.*			☺		☹	*ALLI, conflicts with RPG9a re: coalescence, agricultural land*
Hoo - North East Bells Lane Hoo (remainder)	ME 390 (c)	Allocation & PP	Rural Service Centre extension	3b	Yes	😐	Greenfield adjacent to residential area	☺	Very good accessibility as located close to centre of Hoo with a bus route up Bells Lane			☺		☺	Potential wildlife interest.

Housing & Mixed-use DPD - Proposed allocations for preferred options (Table 2)

Sites in italics are not proposed allocations but have been considered because of their proposal at I&O stage - no dwelling capacity is counted for these sites

						PPG3 para 31 criteria									
Address	**Site Reference**	**Incl code**	**Search sequence code**	**Search sequence (KMSP Mods + amend)**	**UHCS?**	**A) PDL sites, empty or under-used buildings and their suitability for housing**	**A) Comments**	**B) Location & accessibility to jobs, shops & services by non-care modes, and accessibility improvement potential**	**B) Comments**	**C) Capacity of existing and potential infrastructure (further investigations are to be undertaken)**	**C) Comments**	**D) Ability to build communities to support new infrastructure, local services and facilities**	**D) Comments (the site is likely to be given a ☺ when the development is of sufficient size to support new infrastructure itself or a make a significant contribution)**	**Physical and environmental constraints on development of land (incl. policy)**	**E) Comments**
East of Bells' Lane - BAE sports ground site	*PO 018*	*Proposed I&O*	*Rural Service Centre extension*	*3b*		☹	*Currently football pitch and bowling green in rural area. Adjacent to proposed housing*	☺	*Very good accessibility as located close to centre of Hoo with a bus route up Bells Lane*			☺		☺	*Impact on sports facilities, viable access?*
Former Allhallows County Primary School Avery Way Allhallows	ME 391	Allocation & s106	PDL & Smaller village extension	3c	Outside of scope	😐	Site of former rural primary school and playing field adjacent to residential area.	😐	Poor access to wider facilities. Poor bus services.			☺			
Four Elms Hill, Bridge Lodge	*PO 019*	*Proposed I&O*	*Smaller village extension*	*3c*		☹	*Small agricultural holding in rural area adjacent to Chattenden.*	☺	*Limited access to local services but adjacent to good bus services.*						*Agricultural land*
Site at Cuxton Station	*PO 020*	*Proposed I&O*	*Smaller village extension with PDL*	*3c*		☹	*Part car park and part greenfield rural site.*	😐	*Limited local services but adjacent to railway station and close to bus route.*						*ALLI, Strategic Gap*
Former Cement works, Halling	PO 021	Proposed I&O	Smaller village extension with PDL	3c		☺	Former cement works. Adjacent to Halling. Potential to enhance site through redevelopment.	😐	Limited availability of local services and poor bus service.			☺		😐	Adjacent to Green Belt, small part in floodplain, possible contamination
Upper Halling	*PO 022*	*Proposed I&O*	*Smaller village extension*	*3c*		☹	*Greenfield site in Green Belt and AONB.*	☹	*Remote from local services and poor bus service.*					😐	*Green Belt, SLA, AONB*
Cliffe	*PO 023*	*Proposed I&O*	*Smaller village extension*	*3c*		☹	*Rural Greenfield sites adjacent to residential areas in Cliffe village.*	☺	*Limited local services but access to bus routes.*			☺		😐	
Land off West Motney Way, East Rainham	*PO 024*	*Proposed I&O*	*Smaller village extension*	*3c*		☹	*Greenfield site adjacent to residential street.*	☹	*Limited availability of local services and poor bus service.*			😐		☹	*ALLI, conflicts with RPG9a re: coalescence, within floodplain*
Site adjacent to 511 Lower Rainham Road	*PO 025*	*Proposed I&O*	*Smaller village extension*	*3c*		☹		☹	*Limited availability of local services and poor bus service.*			😐		☹	*ALLI, conflicts with RPG9a re: coalescence, Conservation Area*
33 acre site at Mill Hill	*PO 026*	*Proposed I&O*	*Greenfield standalone*	*NC*		☹	*Mainly greenfield rural site in protected area to east of Gillingham.*	☹	*Limited availability of local services and poor bus service.*			😐		☹	*ALLI, conflicts with RPG9a re: coalescence*
Bakers Field	*PO 027*	*Proposed I&O*	*Greenfield standalone*	*NC*		☹	*Rural greenfield site in protected area to east of Gillingham. Restored landfill so not PDL*	☹	*Limited availability of local services and poor bus service.*			😐		☹	*ALLI, conflicts with RPG9a re: coalescence*

Housing & Mixed-use DPD - Proposed allocations for preferred options (Table 2)

Sites in italics are not proposed allocations but have been considered because of their proposal at I&O stage - no dwelling capacity is counted for these sites

						PPG3 para 31 criteria									
Address	**Site Reference**	**Incl code**	**Search sequence code**	**Search sequence (KMSP Mods + amend)**	**UHCS?**	**A) PDL sites, empty or under-used buildings and their suitability for housing**	**A) Comments**	**B) Location & accessibility to jobs, shops & services by non-care modes, and accessibility improvement potential**	**B) Comments**	**C) Capacity of existing and potential infrastructure (further investigations are to be undertaken)**	**C) Comments**	**D) Ability to build communities to support new infrastructure, local services and facilities**	**D) Comments (the site is likely to be given a ☺ when the development is of sufficient size to support new infrastructure itself or a make a significant contribution)**	**Physical and environmental constraints on development of land (incl. policy)**	**E) Comments**
Between Lordswood & Hempstead	*PO 028*	*Proposed I&O*	*Greenfield standalone*	*NC*		☹	*Rural greenfield area.*	☺	*Good access to services and bus routes at Hempstead Valley for eastern part of site.*			😐		☹	*ALLI, SNCI*
Chattenden Farm	*PO 029*	*Proposed I&O*	*Standalone rural*	*NC*		☹	*Small agricultural holding in rural area adjacent to Chattenden (only farmhouse classed as PDL).*	😐	*Poor access to services at present but well located in relation to proposed new settlement at Chattenden.*			☺		☹	*Agricultural land*
Walnut Tree Farm	*PO 030*	*Proposed I&O*	*PDL rural standalone*	*NC*		☹	*Currently vacant rural covered equestrian centre and car park. Detached from any rural settlement.*	☹	*Limited availability of local services and bus routes.*			☺		☹	*ALLI, conflicts with RPG9a re: safeguarding area to N&E of Gillingham*
Land between 102 & 112 Lower Rainham Road	*PO 031*	*Proposed I&O*	*Greenfield rural standalone*	*NC*		☹		☹	*Limited availability of local services and bus routes.*					☹	*ALLI, floodplain*